

37497

97 MAY 12 AM 11:21 Vol. 14389 Page 14389

WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

#01046236

AFTER RECORDING RETURN TO:

KEITH A. ROGERS
KRISTY L. ROGERS.
85 Fairway Circle
Medford OR 97504

Aspen Title & Escrow

on this 12th day of May A.D., 1997
at 11:21 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 14389

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

By Kathleen Rosa
Fee, \$30.00 Deputy:

JERRY DEL RUNNELS, hereinafter called GRANTOR(S), convey(s) to
KEITH A. ROGERS and KRISTY L. ROGERS, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lots 5, 6 and 7, Block 13 and the Southerly 5 feet of Lot 4,
Block 13, RIVERSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in
the County of Klamath, State of Oregon.

Code 1 Map 3809-32CB TL 3100
Code 1 Map 3809-32CB TL 3200
Code 1 Map 3809-32CB TL 3300
Code 1 Map 3809-32CB TL 3400

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, and will warrant
and defend the same against all persons who may lawfully claim
the same, except as shown above.

The true and actual consideration for this transfer is
\$65,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 2nd day of May, 1997.

Jerry Del Runnels
JERRY DEL RUNNELS

STATE OF OREGON)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this 6th
day of May, 1997, by JERRY DEL RUNNELS.

Before me: Rhonda K. Oliver
Notary Public for Oregon
My Commission Expires: April 10, 2000

